

Summary of the Minutes
September 9, 2013 Regular Meeting
City of Binghamton Planning Commission
City Council Chambers, City Hall

CALL TO ORDER

Chairman Stella called the meeting to order at 5:15 pm.

ROLL CALL

Present: Stella, Ayres, Berling, Bowers, Corcoran, Emilio, Z. Staff

Absent: O'Loughlin, Pompei

Vacant: None

Staff Present: T. Costello, T. Martinez, L. McCullen, B. Seachrist

APPROVAL OF SUMMARY OF THE MINUTES

Motion to postpone the approval of the Summary of the Minutes from the August 5th, 2013 regularly scheduled Planning Commission meeting.

Moved by Stella, seconded by Emilio

Motion carried (7-0-0)

Ayes: Stella, Ayres, Berling, Bowers, Corcoran, Emilio, Z. Staff

Nays: None

Absent: O'Loughlin, Pompei

Recused: None

PUBLIC HEARINGS

19 CHENANGO STREET (2013-33)

Sarah Campbell, representing the applicant, appeared to provide information on a proposed conversion of floors 2-12 of an existing building for a Multi-Unit Dwelling Unit use (68 Units, 231 Bedrooms) in the C-2 District.

Chairman Stella opened the public hearing. No one spoke in favor of the proposal. No one spoke in opposition to the proposal. No letters were received in favor or in opposition of the proposal. Mark Bowers went on record saying that he is opposed to the number and configuration of units in the building. 239 L&M comments from Broome County reiterated staff comments.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Corcoran, seconded by Bowers

Motion carried (5-2-0)

Ayes: Stella, Ayers, Berling, Corcoran, Emilio

Nays: Bowers, Z. Staff

Absent: O'Loughlin, Pompei

Recused: None

Motion to approve the Series A Site Plan subject to the following conditions:

1. That the plaza area located at the western portion of the subject property (Commercial Alley frontage), containing landscaping, benches and decorative ground treatments, but which is currently in disrepair, shall be reconstructed, with aesthetic improvements and user amenities installed to accommodate the increased intensity of use generated by the development. The design of this rehabilitation should be consistent with the aesthetic of reconstruction projects at the abutting 83 Court Street within the Commercial Alley ROW and City of Binghamton Economic Development Office projects within the Commercial Alley Pedway.
2. That all plastic canopy panels existing above "Press Alley", shall be replaced. If the applicant can demonstrate ability to clean and repair existing panels to substantially improve their existing condition (murky, distressed aesthetic, with some panels in severe disrepair), that could be considered sufficient.
3. That the applicant shall install bicycle parking bollards adjacent to the Chenango Street entrance.
4. That a bicycle storage room, containing no less than 22 spaces, be installed in an easily accessible area in the basement or on the ground floor of the subject structure;
5. That the existing brick & concrete kiosk be removed from the Chenango Street frontage to improve accessibility for Chenango Street & "Press Alley" pedestrians;
6. That landscaped planters be installed at the base of the two window bays at the Chenango Street frontage, at that the carpet material existing at the base of the southern-most bay be removed.
7. That final site plan and exterior elevations adhere to the Secretary of Interior Standards and receive CAUD approval.

Moved by Corcoran, seconded by Emilio

Motion carried (5-2-0)

Ayes: Stella, Ayers, Berling, Corcoran, Emilio

Nays: Bowers, Z. Staff

Absent: O'Loughlin, Pompei

Recused: None

7 AND 15 WALTER AVENUE (2013-40)

John Hagopian appeared to provide information on an application for a Series A Site Plan & Special Use Permit to construct a 19,259 square foot addition to an existing warehouse building, connecting the existing warehouse to a 19,500 square foot former bowling alley to be utilized as a small parts warehouse, hose fabrication facility, line drive facility, and customer sales and pickup area.

No one spoke in opposition to the proposal. No letters were received in favor or in opposition of the proposal.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Z. Staff, seconded by Bowers

Motion carried (7-0-0)

Ayes: Stella, Ayres, Berling, Bowers, Corcoran, Emilio, Z. Staff

Nays: None

Absent: O'Loughlin, Pompei

Recused: None

Motion to approve the site plan subject to the following conditions:

1. That the applicant shall submit a revised site plan that illustrates and increase in the width of the landscape aisles along Walter Avenue to provide for sufficient space to allow for the future installation of a sidewalk along Walter Avenue and the installation of a sidewalk along Whitney Avenue.
2. Prior to the issuance of a Certificate of Occupancy the applicant shall be responsible for the installation of a sidewalk along Whitney Avenue pursuant to City of Binghamton standards and specifications for sidewalk construction.
3. The revised site plan shall include the size, species and location of all proposed landscape materials subject to review and approval by the Planning Department.
4. Prior to filing a building permit application the parcels known as 7 and 15 Walter Avenue and 49 Whitney Avenue (Tax ID numbers 144.75-4-6, 144.75-4-5, 144.76-1-3) shall be merged into one parcel.
5. The Planning Commission's January 7, 2013 approval of Series A Site Plan / Special Use Permit for 49 Whitney Avenue and 7 Walter Avenue is nullified by this approval.
6. A Final Urban Runoff Reduction Plan shall be submitted along with the Building Permit application for review and approval by the Stormwater Management Officer.

Moved by Z. Staff, seconded by Emilio

Motion carried (6-1-0)

Ayes: Stella, Ayres, Berling, Corcoran, Emilio, Z. Staff

Nays: Bowers

Absent: O'Loughlin, Pompei

Recused: None

20 HAWLEY ST (2013-22)

Joseph Genzano appeared to request a waiver for 20% of the required parking minimum for the proposed addition to 20 Hawley Street.

No one spoke in favor of the proposal. Cheryl Sacco spoke in opposition to the proposal. No letters were received in favor of the project. Ten letters were received in opposition of the proposal.

Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.

Moved by Corcoran, seconded by Ayers

Motion did not carry (4-2-0)

Ayes: Stella, Ayers, Berling, Corcoran

Nays: Bowers, Z. Staff

Absent: O'Loughlin, Pompei

Recused: Emilio

Counsel states that there is no majority either in favor or opposed to the motion, and, therefore, the decision is void.

Motion to postpone the motion to the next meeting.

Moved by Z. Staff, seconded by Corcoran

Motion carried (6-0-0)

Ayes: Stella, Ayers, Berling, Bowers, Corcoran, Z. Staff

Nays: None

Absent: O'Loughlin, Pompei

Recused: Emilio

SEQR DETERMINATIONS

169 RIVERSIDE DRIVE (2013-46)

Sarah Campbell appeared to provide information on an application for a Series A Site Plan & Special Use Permit for the conversion of a temporary parking area into a permanent parking lot

containing 63 spaces for Lourdes Hospital. The property is zoned C-3, Medical District.

Motion to declare the proposed action an Unlisted Action for State Environmental Quality Review.

Moved by Z. Staff, seconded by Bowers

Motion carried (6-0-0)

Ayes: Stella, Ayres, Bowers, Corcoran, Emilio, Z. Staff

Nays: None

Absent: O'Loughlin, Pompei

Recused: Berling

Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.

Moved by Z. Staff, seconded by Bowers

Motion carried (6-0-0)

Ayes: Stella, Ayres, Bowers, Corcoran, Emilio, Z. Staff

Nays: None

Absent: O'Loughlin, Pompei

Recused: Berling

Motion to set a public hearing for October 7th, 2013 at 5:20pm.

Moved by Z. Staff, seconded by Bowers

Motion carried (6-0-0)

Ayes: Stella, Ayres, Bowers, Corcoran, Emilio, Z. Staff

Nays: None

Absent: O'Loughlin, Pompei

Recused: Berling

OTHER BUSINESS

Staff presented a proposal to amend the city Zoning Ordinance to permit medical clinics in the I-1 zoning district. The proposed Charles Street Business Park site is the only current instance of this zoning designation. Staff stated that they, as well as the Broome County IDA, believe that this amendment will open a potential avenue for redevelopment. The amendment had been proposed to City Council and the Council did not oppose it. Staff requested that the PC recommend the amendment to the Council for approval.

Motion to recommend approval of amendment

Moved by Emilio, seconded by Ayers

Motion carried (7-0-0)

Ayes: Stella, Ayres, Berling, Bowers, Corcoran, Emilio, Z. Staff

Nays: None

Absent: O'Loughlin, Pompei

Recused: None

ADJOURNMENT

Motion to adjourn the meeting.

Moved by Z. Staff, seconded by O'Loughlin

Voice vote; none opposed.

Adjourned at 8:45 p.m.